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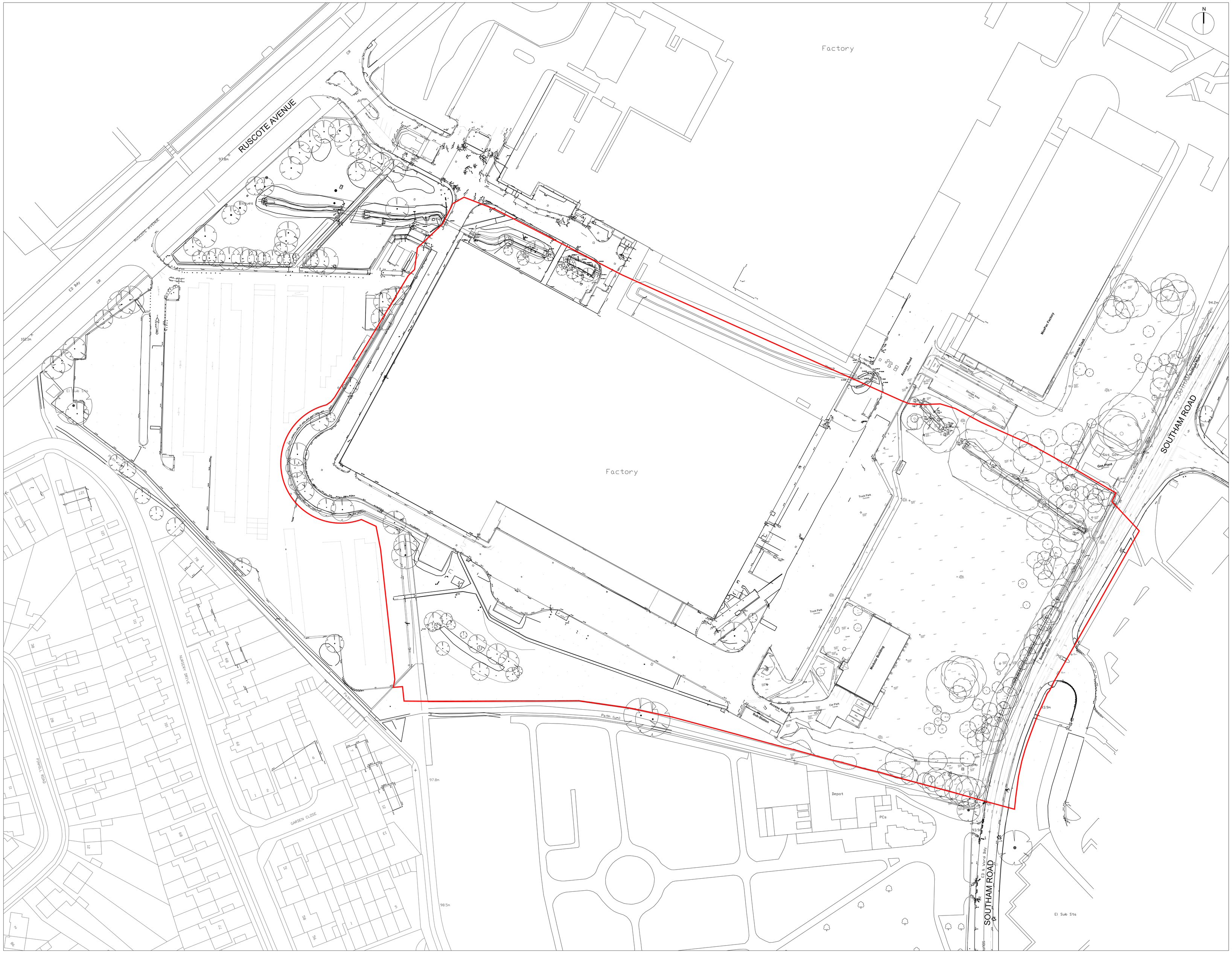
NOTES:

Metres 0 5m 10m 15m 20m 25m

Centimetres 0 1cm 2cm 3cm 4cm 5cm

Site boundary, 5.63 Hectares (13.9 acres)



REVISION	DATE	NOTES	CHK
B	05.03.12	REDLINE CORRECTED	
A	02.03.12	Planning issue	

FOR PLANNING

Client

barwood Delivering Real Property Potential

Project

Southam Road Retail park
Banbury

Drawing Title

SITE LOCATION / RED LINE PLAN

Drawn	Checked	Paper Size	Scale	Date
PA	JD	A0	1:500	10.02.12

Project No.	Drawing No.	Revision
11619	0201	B

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NOTES:

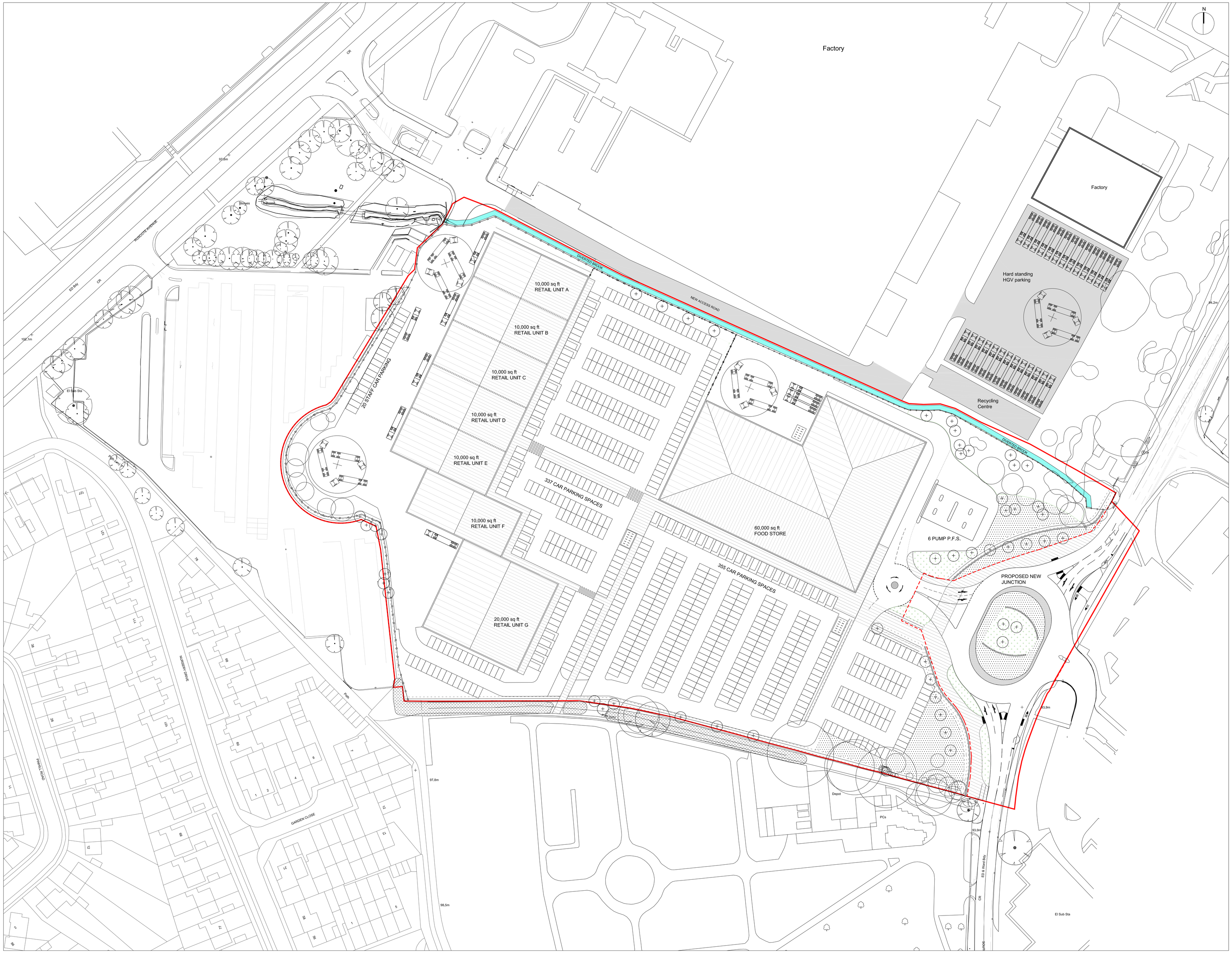
Metres 0 5m 10m 15m 20m 25m

Centimetres 0 1cm 2cm 3cm 4cm 5cm

Site boundary, 5.63 Hectares (13.92 acres)

Highways boundary, 0.55 Hectares (1.35 acres)

712 TOTAL CAR PARKING SPACES INCLUDING 24 DIS-ABLED



REVISION	DATE	NOTES	CHK
C	05.03.12	RED LINE CORRECTED	
B	02.03.12	Planning Issue	
A	28.02.12	highways boundary updated	

FOR PLANNING

Client

barwood Delivering Real Property Potential

Project

Southam Road Retail Park
Banbury

Drawing Title

Proposed Site Masterplan

Drawn	Checked	Paper Size	Scale	Date
PA	JD	A0	1:500	09.02.12

Project No.	Drawing No.	Revision
11619	0200	C

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Appendix D Correspondence & Other Data

Sarah Kirby

From: WT Enquiries [WTenquiries@environment-agency.gov.uk]
Sent: 21 December 2011 15:04
To: Sarah Kirby
Subject: RE: 26004 Southam Road Retail, Banbury - FRA data request
Attachments: Prod_4.pdf; 89_07_SD02_November 11.pdf

Our ref: WT/003293

Dear Sarah

Thank you for your enquiry.

Please find attached the product 4.

There are no formal defences in this area and nothing planned at present. Banbury FAS will not effect this area.

For an ordinary watercourse we request that a 5 metre buffer zone/maintenance strip be retained.

The Environment Agency cannot at this time provide any flood warning service for the area in question.

The area of Banbury at the confluence of the Birds Brook & River Cherwell (downstream of the area in question) is covered by a Flood Alert area, 061WAF14UChrwell - 'River Cherwell from Charwelton to just above Upper Heyford' and a Flood Warning area 061FWF14Banbury - 'River Cherwell at Banbury'.

The customer could, if they wish be registered to recieve Flood Alerts and Warnings for these areas. However, this would not cover the specific piece of land that they are enquiring about and would only provide them an appreciation for what is occuring locally in the River Cherwell catchment.

The lead time for issuing Flood Alerts and Warnings is a minimum of two hours, according to the Environment Agency's customer charter. However we would always endeavour to provide Alerts & Warnings at the earliest possible opportunity where we are confident in the evidence that we have.

Groundwater Levels and Flows
The site is situated on Charmouth Mudstone. These deposits are classed as unproductive strata. As such they are unlikely to hold much groundwater, so we have no information on groundwater levels or flow.

Groundwater Flooding
As the site lies on unproductive strata, groundwater flooding at the site is unlikely. Water logging would be possible following heavy or prolonged rainfall due to the low permeability geology, but this is not groundwater flooding.

Source Protection Zones
The site is not in a Source Protection Zone. More information on Source Protection Zones and their locations can be seen on our website by following links to 'What's In your Backyard > Groundwater'.

Yours sincerely

Dawn Cooper
External Relations Officer
West Thames Area
Environment Agency, Red Kite House, Howbery Park, Crowmarsh Gifford, Wallingford OX10 8BD
Tel: 01491 828352
email: wtenquiries@environment-agency.gov.uk

Heating and lighting buildings when they're half empty is a waste. Over the festive period this year, we'll be closing some of our offices and floors to save us money and energy. We'll be supporting our colleagues to work from alternative nearby locations.

Please help us to improve our service. Click on the link below to complete our Customer Survey – we use every piece of feedback we receive.

https://web.questback.com/isa/qbv.dll/SQ?q=8w2Qkfx%2BivsepdhrrIUf4oN%2BWx2h2wqtHwtHJZWNcAtnPg%3D%3D

From: Sarah Kirby [mailto:skirby@peterbrett.com]
Sent: 09 December 2011 14:30
To: WT Enquiries
Subject: 26004 Southam Road Retail, Banbury - FRA data request
Importance: High

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FAO Jean Fulker - External Relations

Hi

Please find attached a data request for flood risk information for a site at Southam Road in Banbury. Please advise of the costs required to supply this data.
I will be sending a hard copy in the post as well today.

Any queries please contact me on 0121 6332900

Thanks

Regards,
Sarah Kirby
Assistant Engineer
For and on behalf of Peter Brett Associates LLP
Waterloo House, Victoria Square, Birmingham, B2 5TB
Tel: +44 (0)121 633 2900
Fax: +44 (0)121 633 2901
E-mail: skirby@peterbrett.com
Website: www.peterbrett.com

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Environment Agency

Product 4 (Detailed Flood Risk) for Southam Road, Banbury NGR 445196(E), 241434(W)
Our Ref: 14_061_021_001

Product 4 is designed for developers where Flood Risk Standing Advice FRA (Flood Risk Assessment) Guidance Note 3 Applies.

i) "all applications in Flood Zone 3, other than non-domestic extensions less than 250 sq meters; and all domestic extensions",

ii) "all applications with a site area greater than 1 ha" in Flood Zone 2.

Product 4 includes the following information:

Ordnance Survey 1:25k colour raster base mapping;
Flood Zone 2 and Flood Zone 3;
Relevant model node locations and unique identifiers (for cross referencing to the water levels, depths and flows table);
Model extents showing *defended* scenarios;
FRA site boundary (where a suitable GIS layer is supplied);
Flood defence locations (where available/relevant) and unique identifiers; (supplied seperately)
Flood Map areas benefiting from defences (where available/relevant);
Flood Map flood storage areas (where available/relevant);
Historic flood events outlines (where available/relevant, not the Historic Flood Map) and unique identifiers;
Statutory (Sealed) Main River (where available within map extents);

A table showing:

i) model node X/Y coordinate locations, unique identifiers, and levels and flows for *defended* scenarios.

ii) Flood defence locations unique identifiers and attributes; (supplied

iii) Historic flood events outlines unique identifiers and attributes; and

iv) local flood history data (where available/relevant).

Please note:

If you will be carrying out computer modelling as part of your Flood Risk Assessment, please read the enclosed guidance which sets out our requirements and best practice for computer river modelling.

This information is based on that currently available as of the date of this letter. You may feel it is appropriate to contact our office at regular intervals, to check whether any amendments/ improvements have been made. Should you re-contact us after a period of time, please quote the above reference in order to help us deal with your query.

This information is provided subject to the enclosed notice which you should read.

This letter is not a Flood Risk Assessment. The information supplied can be used to form part of your Flood Risk Assessment. Further advice and guidance

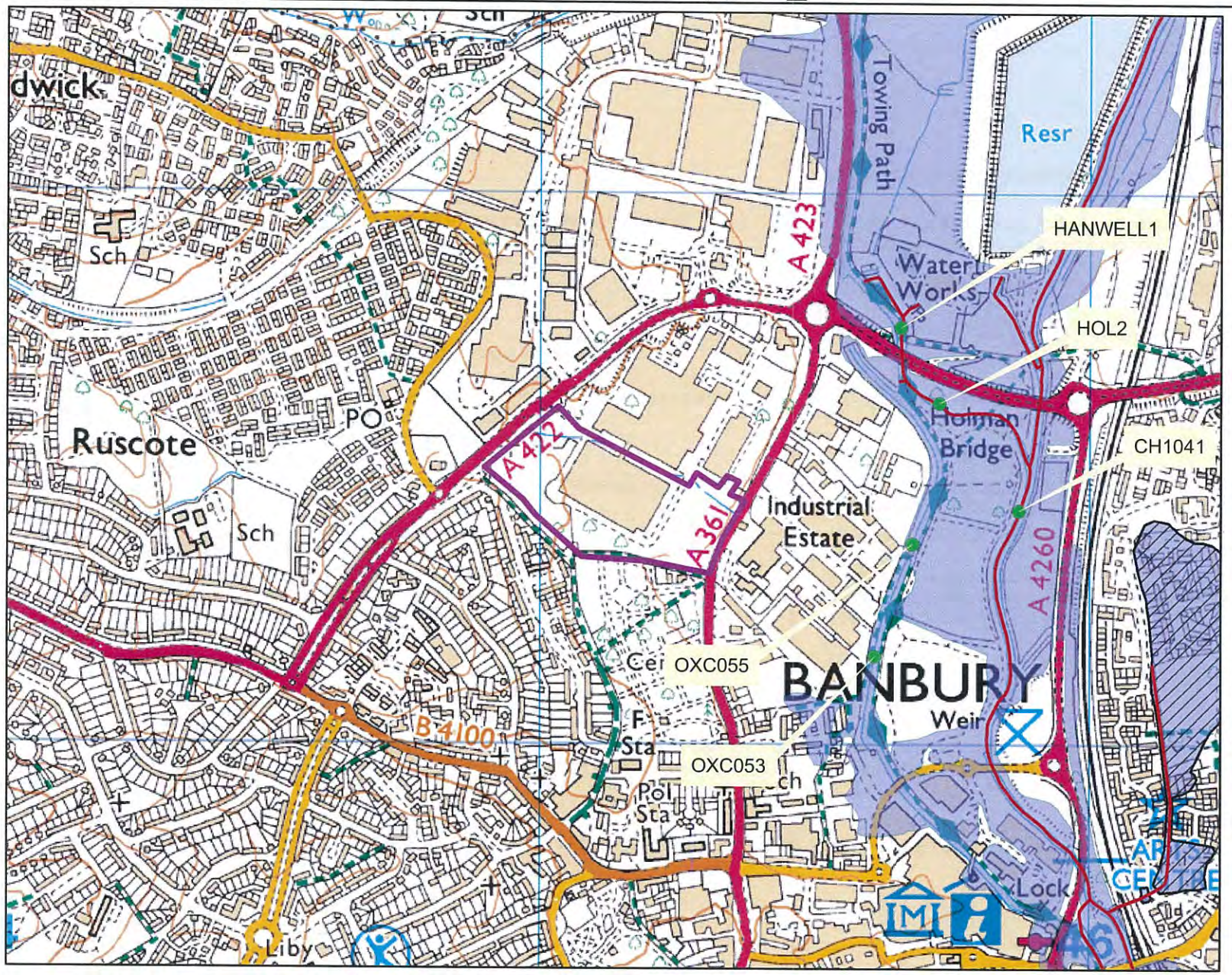
http://www.environment-agency.gov.uk/research/planning/82584.aspx

If you would like advice from us regarding your development proposals you can complete our pre application enquiry form which can be found at

http://www.environment-agency.gov.uk/research/planning/33580.aspx

Red Kite House, Howbery Park, Wallingford, Oxon OX10 8BD
Customer services line: 08708 506 506
Email: WTenquiries@environment-agency.gov.uk

Basic Flood Map centred on Southam Road, Banbury NGR 445196(E), 241434(W)
Created 16/December/2011 - REF: 14_061_021_001



Environment Agency

Kilometres

0 0.1 0.2

N W E S

Legend

- Site
- Nodes
- Main River
- Flood defences
- Areas benefiting from flood defences
- Flooding from rivers or sea (FZ3)
- Flood Map - flood storage areas

Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:
- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

The Extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

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Environment Agency

Modelled in-channel flood flows and levels

14_061_021_001

The modelled flood levels and flows for the closest most appropriate model node points for your site that are within the river channel are provided below:

				Flood Levels (mAOD)			
Node label	Model	Easting	Northing	5% AEP	1% AEP	1% AEP with climate change allowance (+20% on river flows)	0.1% AEP
CH1041	Cherwell (Banbury) 2011	445872	241425	90.82000	90.88000	n/a	91.92000
OXC055	Cherwell (Banbury) 2011	445679	241364	92.06000	92.12000	n/a	92.22000
OXC053	Cherwell (Banbury) 2011	445611	241163	92.05000	92.09000	n/a	92.14000
HOL2	Cherwell (Banbury) 2011	445728	241621	90.93000	91.00000	n/a	91.93000
HANWELL	Cherwell (Banbury) 2011	445658	241758	91.25000	91.42000	n/a	92.50000

				Flood Flows (m3/s)			
Node label	Model	Easting	Northing	5% AEP	1% AEP	1% AEP with climate change allowance (+20% on river flows)	0.1% AEP
CH1041	Cherwell (Banbury) 2011	445872	241425	27.29000	26.16000	n/a	36.75000
OXC055	Cherwell (Banbury) 2011	445679	241364	0.90000	1.80000	n/a	3.25000
OXC053	Cherwell (Banbury) 2011	445611	241163	0.89000	1.80000	n/a	3.22000
HOL2	Cherwell (Banbury) 2011	445728	241621	6.36000	7.68000	n/a	9.24000
HANWELL	Cherwell (Banbury) 2011	445658	241758	6.74000	8.94000	n/a	14.87000

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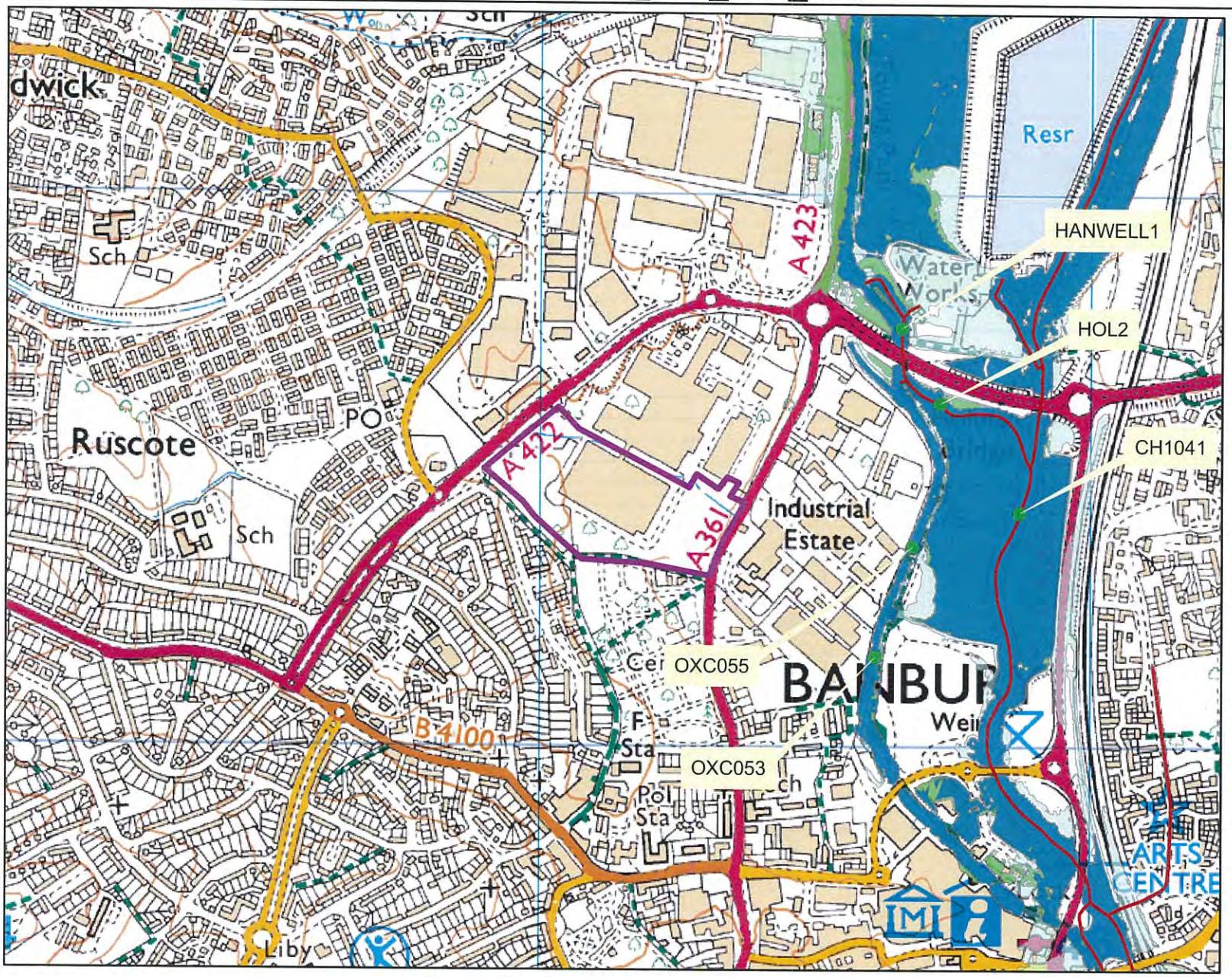
Detailed FRA Map centred on Southam Road, Banbury NGR 445196(E), 241434(W)
Created 16/December/2011 - REF: 14_061_021_001



Environment Agency

Kilometres

0 0.1 0.2

N W E S

Legend

- Site
- Nodes
- Main River
- 5% AEP
- 1% AEP
- 0.1% AEP

AEP = Annual Exceedance Probability
The probability of a flood of a particular magnitude, or greater, occuring in any given year

1%CC = 1% Climate Change extent
This is the 1% AEP event with an allowance for climate change (+20% on river flows)

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Model information

14_061_021_001

Model: Cherwell (Banbury) 2011

Description: The information provided is taken from the Cherwell (Banbury) Flood Study completed in February 2011. The study was carried out using ISIS TUFLOW 2D modelling software.

Model design runs - defended:
1 in 20 / 5%; 1 in 100 / 1% and 1 in 1000 / 0.1%

Model design runs – undefended:
1 in 20 / 5%; 1 in 100 / 1% and 1 in 1000 / 0.1%

Mapped outputs:
1 in 20 / 5%; 1 in 100 / 1% and 1 in 1000 / 0.1%

Model accuracy:
Levels +/- 250mm

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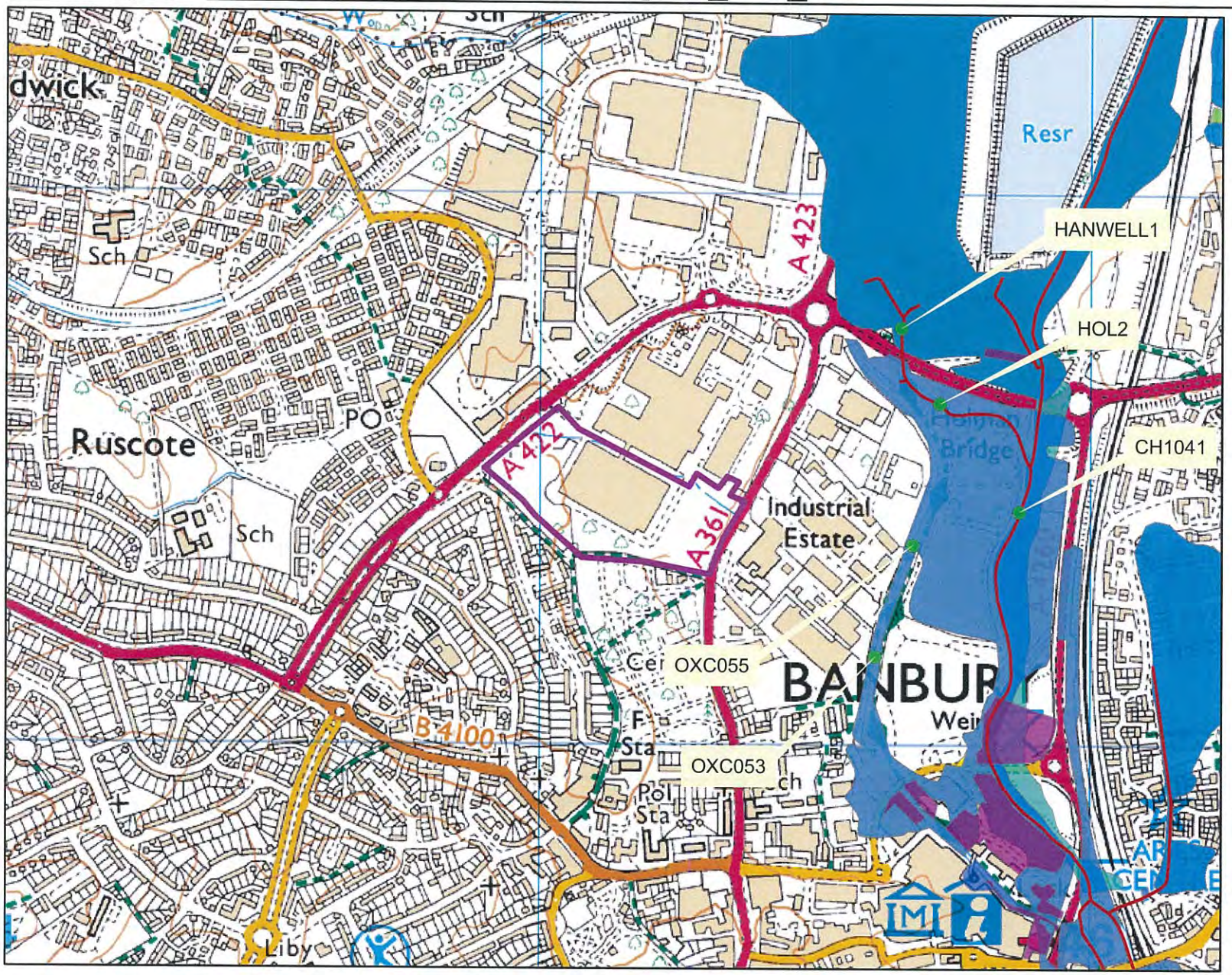
Historic Flood Map centred on Southam Road, Banbury NGR 445196(E), 241434(W)
Created 16/December/2011 - REF: 14_061_021_001



Environment Agency

Kilometres

0 0.1 0.2

N W E S

Legend

- Site
- Nodes
- Main River
- 2007
- 1998
- 1992
- 1979
- 1947

Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:
- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

The Extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

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Historic flood data

14_061_021_001

Our records show that the area of your site has been affected by flooding.
Information on the floods that have affected your site is provided in the table below:

Flood Event Code	Flood Event Name	Start Date	End Date	Source of Flooding	Cause of Flooding
EA0619470300444	06MarchSpring1947	01/01/1947	12/12/1947	main river	channel capacity exceeded (no raised defences)
EA0619790200400	06FebruaryWinter1979	01/01/1979	12/12/1979	main river	channel capacity exceeded (no raised defences)
EA0619920900281	06SeptemberAutumn1992	01/01/1992	12/12/1992	main river	channel capacity exceeded (no raised defences)
EA0619980400071	06AprilEaster1998	01/04/1998	30/04/1998	main river	channel capacity exceeded (no raised defences)
ea061142598	Banbury CP_Fluvial Water	19/07/2007	29/07/2007	main river	channel capacity exceeded (no raised defences)

Please note the Environment Agency maps flooding to land not individual properties. Floodplain extents are an indication of the geographical extent of a historic flood. They do not provide information regarding levels of individual properties, nor do they imply that a property has flooded internally.

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Sarah Kirby

From: Hunt, Gordon - Environment & Economy - Highways & Transport [Gordon.Hunt@Oxfordshire.gov.uk]

Sent: 03 January 2012 16:20

To: Sarah Kirby

Subject: RE: Proposed retail redevelopment at Southam Road, Banbury - request for info to support FRA

Hi Sarah
Sorry for the delay in replying.

1. The culvert across ruscote ave. is owned by Thames Water
   The ditch and culvert system through kraft works is owned and maintained by Kraft
   Where it leaves Kraft it reverts to the ownership of Thames Water
2. I know of two flooding incidents in July 2006 on Ruscote Ave. , both caused by a bad joint under the road and the right angled bend in Kraft
3. we relayed the pipework , as far as I know no works were undertaken in the Kraft site
4. A careful check of the system through the Kraft site should be undertaken as the sizes of the structures varies through the system as I remember
5. The stream through Kraft takes water from as far as highlands R/A on the Warwick rd (a large catchment)
6. in this area this is the only outlet
7. The County Council intends to forfill its role as Local Lead Flood Authority
8. There will be no problem adopting Suds under the Act

Regards
Gordon Hunt
County Drainage Engineer

From: Sarah Kirby [mailto:skirby@peterbrett.com]
Sent: 03 January 2012 14:45
To: Hunt, Gordon - Environment & Economy - Highways & Transport
Subject: FW: Proposed retail redevelopment at Southam Road, Banbury - request for info to support FRA

Hi

Happy New Year

Have you had a chance to look at our request for flood risk and drainage information?

Any information/guidance would be greatly appreciated

Thanks

Regards,
Sarah Kirby
Assistant Engineer
For and on behalf of Peter Brett Associates LLP
Waterloo House, Victoria Square, Birmingham, B2 5TB
Tel: +44 (0)121 633 2900
Fax: +44 (0)121 633 2901
E-mail: skirby@peterbrett.com
Website: www.peterbrett.com

Roger Tym & Partners and Baker Associates are now part of Peter Brett Associates LLP.

From: Sarah Kirby
Sent: 09 December 2011 15:17
To: 'gordon.hunt@oxfordshire.gov.uk'
Subject: Proposed retail redevelopment at Southam Road, Banbury - request for info to support FRA

Hi

We are currently preparing a FRA to support a planning application for retail development on part of the existing Kraft site at Southam Road in Banbury. I understand that Oxfordshire County Council has taken on the role of Lead Local Flood Authority for this area.

I attach a data request for flood risk and drainage information and a site location plan.

Any information you can provide would be greatly appreciated.

Regards,
Sarah Kirby
Assistant Engineer
For and on behalf of Peter Brett Associates LLP
Waterloo House, Victoria Square, Birmingham, B2 5TB
Tel: +44 (0)121 633 2900
Fax: +44 (0)121 633 2901
E-mail: skirby@peterbrett.com
Website: www.peterbrett.com

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Peter Brett Associates LLP
3rd Floor Waterloo House
Victoria Square
Birmingham
B2 5TB

Please ask for:	Stephanie Betts	Direct Dial:	26004 BIR Drainage
Email:	Stephanie.betts	Our Ref:	PL5/3

23 December 2011

Dear Sirs

Re: Flood Risk Assessment – Land off Southam Road Banbury

I write with reference to your letter dated 9 December 2011 received in this office on 12 December 2011.

The District Council no longer has a team dedicated to dealing with drainage matters. This area of responsibility is now dealt with by staff at the County Council.

I note that your letter states that you have already contacted the County Council direct regarding the information that you seek.

Yours faithfully

Stephanie Betts
Planning Administration

Asset Location Search

Carmen Hervas
Brett Consulting Ltd
11 Prospect Court
Courteenhall Road
BLISWORTH
NN7 3DG

Search address supplied Land At Banbury 445131 241459
Ruscote Avenue and Southam Road
Banbury

Your reference 26004

Our reference ALS/ALS Standard/2011_2136537

Search date 16 December 2011

You are now able to order your Asset Location Search requests online by visiting
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Thames Water Utilities Ltd

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Slough SL1 4WW

DX 151280 Slough 13

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F 0118 923 6655/57
E searches@thameswater.co.uk
I www.thameswater-propertysearches.co.uk

Registered in England and Wales
No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

Asset Location Search

Search address supplied: Land At Banbury 445131 241459 , Ruscote Avenue and Southam Road, Banbury,

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

This search provides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0118 925 1504, or use the address below:

Thames Water Utilities Ltd
Property Searches
PO Box 3189
Slough
SL1 4WW

Tel: 0118 925 1504
Fax: 0118 923 6657

Email: searches@thameswater.co.uk
Web: www.thameswater-propertysearches.co.uk

Thames Water Utilities Ltd

Property Searches
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

T 0118 925 1504
F 0118 923 6655/57
E searches@thameswater.co.uk
I www.thameswater-propertysearches.co.uk

Registered in England and Wales
No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

Asset Location Search

Waste Water Services

Please provide a copy extract from the public sewer map.

The following quartiles have been printed as they fall within Thames' sewerage area:

SP4441SE
SP4541SW
SP4441NE
SP4541NW

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Thames Water Utilities Ltd

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No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

Clean Water Services

Please provide a copy extract from the public water main map.

The following quartiles have been printed as they fall within Thames' water

Asset Location Search

area:

SP4441SE
SP4541SW
SP4441NE
SP4541NW

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies.

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0845 920 0800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Payment for this Search

An invoice is enclosed. Please send remittance to Thames Water Utilities Ltd., PO Box 223, Swindon, SN38 2TW.

Thames Water Utilities Ltd

Property Searches
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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E searches@thameswater.co.uk
I www.thameswater-propertysearches.co.uk

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No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

Asset Location Search

Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)
Thames Water
Clear Water Court
Vastern Road
Reading
RG1 8DB

Tel: 0845 850 2777
Fax: 0118 923 6613
Email: developer.services@thameswater.co.uk

Should you require any further information regarding budget estimates, diversions or stopping up notices then please contact:

DevCon Team
Asset Investment
Thames Water
Maple Lodge STW
Denham Way
Rickmansworth
Hertfordshire
WD3 9SQ

Tel: 01923 898 072
Fax: 01923 898 106
Email: devcon.team@thameswater.co.uk

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I www.thameswater-propertysearches.co.uk

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No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

Asset Location Search

Clean Water queries

Should you require any advice concerning clean water operational issues or clean water connections, please contact our Kew Service Desk by writing to:

Clean Water Design
Thames Water Utilities
1 Kew Bridge Road
Brentford
Middlesex
TW8 0EF

Tel: 0845 850 2777
Fax: 0208 213 8833
Email: developer.services@thameswater.co.uk

Thames Water Utilities Ltd

Property Searches
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

T 0118 925 1504
F 0118 923 6655/57
E searches@thameswater.co.uk
I www.thameswater-propertysearches.co.uk

Registered in England and Wales
No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

Asset Location Search Sewer Map - ALS/ALS Standard/2011_2136537

SP4441SE

The width of the displayed area is 500m and the centre of the map is located at OS coordinates 444750,241250

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
9308	101.42	100.41
9304	101.52	100.71
9309	101.41	100.76
9313	n/a	n/a
9305	101.56	100.86
9312	n/a	n/a
9311	n/a	n/a
9310	n/a	n/a
9201	102.71	102.18
9202	102.72	101.38
9204	101.69	99.89
9252	101.72	99.53
9205	101.46	99.43
9251	101.43	99.19
9303	101.94	100.17
9351	102.25	100.64
9352	101.82	99.8
9001	99.67	97.99
9051	99.92	98.63
9055	n/a	n/a
9003	100.41	98.66
9054	n/a	n/a
9053	100.26	98.75
9002	101.83	100.36
9052	102.6	101.67
9153	105.34	104.28
9103	106.61	103.96
9101	105.99	104.41
9152	107.19	105.43
9151	107.43	105.34
9203	102.5	101.64
9307	102.57	101.75
9302	102.08	100.7
9353	102.09	100.3
9306	101.91	101.11
9301	102.36	101.08
9453	102.78	101
9403	102.51	101.7
9452	103.14	102.4
9404	102.51	101.97
9402	103.01	101.58
9451	103.66	102.03
9401	104.23	102.4
8259	108.25	103.66
8054	n/a	n/a
8258	107.98	103.7
8253	109.15	107.57
8356	105.68	103.89
8260	n/a	n/a
8351	105.72	104.74
8201	108.59	105.16
9254	106.66	103.73
9206	106.68	104.06
9253	106.58	104.97
9102	107.84	105.06
8492	n/a	n/a
8495	106.71	105.26
8055	n/a	n/a
8496	106.26	105.22
8160	n/a	n/a
8051	102.93	100.48
8159	n/a	n/a
8255	109.84	108.29
8002	102.91	100.16
8452	106.12	105.19
8050	102.05	100.06
8001	102.06	99.99
8251	109.71	108.47
8056	n/a	n/a
8202	109.21	103.39
8354	106.56	105.52
8252	106.34	104.8
8352	n/a	n/a
8353	111.01	110.12
8451	103.67	101.14
8005	n/a	n/a
8053	106.02	103.7
8052	104.34	101
8102	105.95	103.4
8003	104.19	100.48
8060	n/a	n/a
7051	n/a	n/a
8059	n/a	n/a
7158	106.61	104.15
8254	110.99	109.4
8494	107.72	105.34
7451	104.41	102.93
7154	105.28	102.86
7352	110.21	107.5
7102	109.89	107.22
7150	109.93	108.2

Manhole Reference	Manhole Cover Level	Manhole Invert Level
7157	n/a	n/a
7452	104.58	103
7104	110.63	108.61
7151	109.8	107.77
7152	110.68	109
7103	109.64	107.43
7156	n/a	n/a
7351	111.04	110.16
7101	109.42	107.56
7155	n/a	n/a
7201	111.11	109.04
7353	109.28	108.23
7250	111.1	109.15
7202	111.26	109.3
7050	99.79	n/a
6055	104.46	102.02
6452	105.37	103.72
6151	106.25	105.07
6101	107.73	106.03
6451	103.41	102.41
6301	108.9	106.88
6401	103.21	101.85
6353	109.6	107.84
6150	107.79	104.83
7105	109.24	106.94
7153	109.38	108.39
6003	103.16	100.77
6002	102.43	100.32
6004	104.52	101.47
6057	101.22	n/a
6005	101.1	n/a
6056	104.15	102.16
5403	102.2	100.37
5404	102.56	100.88
5197	n/a	n/a
5154	105.76	104.27
5152	104.26	103
5453	102.26	100.83
5252	106.97	105.7
6351	104.53	102.58
6454	102.54	101.04
6402	102.62	100.71
6252	107.63	106.19
6155	n/a	n/a
6154	n/a	n/a
6156	n/a	n/a
6153	n/a	n/a
6453	102.71	101.33
6202	107.68	104.19
6152	n/a	n/a
6455	103.85	102.05
6403	103.85	101.76
6203	108.36	106.26
6253	108.63	106.89
6352	105.08	103.6
6201	108.51	106.35
6251	109.32	107.53
6052	103.24	101.46
6051	103.44	99.88
6001	103.45	100.43
6053	102.8	100.94
6054	102.38	101.22
5102	104.91	103.53
5201	105.05	104.36
5251	105.11	103.09
5151	105.11	103.93
5195	n/a	n/a
5194	n/a	n/a
5104	104.81	101.34
5193	n/a	n/a
5196	n/a	n/a
5156	105.13	104.16
5158	104.28	n/a
5153	105.05	103.77
5105	105.04	103.32
5051	103.71	102.66
5155	105.5	104.23
5101	105.47	102.67
5093	n/a	n/a
5094	n/a	n/a
5103	105.37	102.4
5351	103.43	101.64
5352	103.42	100.82
5353	103.1	100.15
5301	103.08	100.88
5451	102.32	99.49
5402	102.32	100.32
5354	103.95	102.09
5454	102.59	101.23
5401	102.18	100.05
5452	102.18	100.73

Manhole Reference	Manhole Cover Level	Manhole Invert Level

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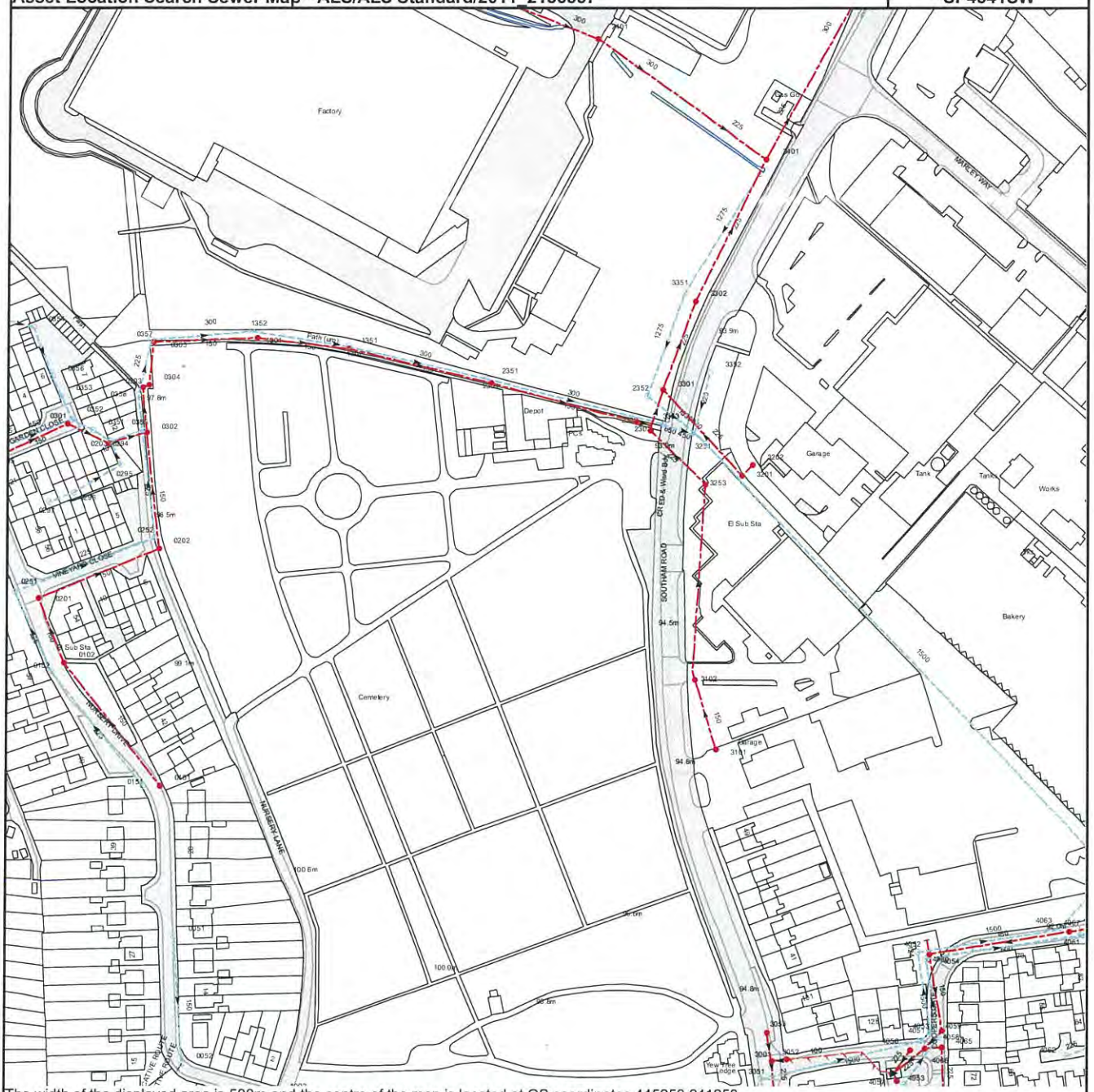
Asset Location Search Sewer Map - ALS/ALS Standard/2011_2136537

SP4541SW



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 445250,241250

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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Manhole Reference	Manhole Cover Level	Manhole Invert Level
4061	n/a	n/a
4067	92.15	90.19
4063	91.03	n/a
4062	92	91
4065	92.57	n/a
4058	92.6	90.71
4059	92.55	89.43
3051	94.71	90.46
3053	n/a	n/a
3001	94.63	93.42
3052	94.33	93.58
4057	93.43	92.1
4953	93.32	90.82
4056	92.72	89.44
4052	92.34	90.66
4051	92.77	90.11
4066	92.7	89.34
4054	92.56	90.57
4060	n/a	89.86
4053	92.72	90.1
3101	94.39	91.81
3102	n/a	n/a
3253	n/a	n/a
3201	93.41	91.14
3202	93.27	91.15
3251	93.89	90.1
2303	94.07	90.7
3353	94.17	92.71
2302	93.93	92.5
2352	94.45	91.1
3301	94.47	90.56
0052	100.72	98.85
0051	101	99.83
0101	101.26	99.97
0151	101.22	100.14
0152	101.49	99.94
0102	101.44	99.1
0201	101.09	98.74
0251	101.17	99.62
2301	94.23	93.08
2351	94.48	93.56
0356	99.17	98.49
1302	95.52	93.66
1351	95.55	94.31
0305	97.51	95.85
0357	97.5	96.27
1301	96.68	94.87
1352	n/a	n/a
0354	99.09	98.61
0202	98.31	97.2
0252	98.37	97.5
0297	n/a	n/a
0296	n/a	n/a
0295	n/a	n/a
0203	98.53	97.17
0294	n/a	n/a
0302	97.77	96.53
0351	98.93	97.29
0355	97.77	96.75
0301	99.31	97.85
0352	99.21	97.71
0353	99.12	97.97
0358	n/a	n/a
0303	97.58	96.18
0304	97.52	96.01
3352	93.99	93.16
3302	95.03	90.43
3351	95.15	91.77
3401	94.57	89.69
2401	95.85	90.83

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Asset Location Search Sewer Map - ALS/ALS Standard/2011_2136537

SP4441NE

The width of the displayed area is 500m and the centre of the map is located at OS coordinates 444750,241750

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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Manhole Reference	Manhole Cover Level	Manhole Invert Level
9503	100.35	95.54
9554	100.44	95.39
8501	101.85	96.62
8550	103.42	96.58
8651	100.24	98.87
7607	100.58	98.67
7703	102.11	100.07
7754	102.14	100.45
7704	102.68	100.45
7753	102.73	101.03
7752	103.17	101.47
7851	103.49	101.22
7801	103.59	100.91
7805	104.67	102.98
7808	104.63	102.96
7804	105	103.15
7806	104.26	102.59
7807	104.51	102.9
7853	104.67	102.86
7951	107.84	105.69
7952	106.73	104.9
9751	102.75	100.56
9752	103.72	101.2
9701	103.62	101.18
9850	104.38	101.77
9801	104.28	101.76
9951	102.23	99.14
9901	102.16	99.46
7651	100.71	99.24
8701	101.65	99.22
8752	101.6	99.58
8751	102.77	100.79
7755	102.35	101.6
8852	104.45	101.91
8801	104.39	102.13
7802	104.39	101.49
7852	104.41	101.56
8953	103.93	102.81
8952	104.29	102.99
8951	104.82	103.29
8551	100.66	95.46
9551	99.82	95.42
8504	100.41	95.74
9502	98.53	94.97
9504	99.79	95.19
8502	101.31	95.74
8503	100.62	95.92
8753	104.68	101.91
9851	104.62	103
8851	104.24	101.99
9852	103.78	102.32
8954	103.75	102.8
7552	101.2	99.83
6503	101.48	98.35
6555	101.22	99.43
7501	100.72	98.06
7557	100.61	99.12
6553	100.99	98.68
6557	100.9	98.58
6559	n/a	98.12
6558	100.69	98.3
6652	100.94	99.85
7601	101.63	99.64
7702	101.95	99.97
6751	102.25	101.59
7701	103.67	100.9
7751	103.98	102.65
6701	104.51	101.9
7803	104.86	103.42
7855	105.54	104.45
7854	105.54	104.16
6802	107.64	105.4
6953	109.85	108.21
7551	101.93	100.11
7554	103.42	96.65
7555	100.65	99.17
7502	100.45	97.65
7553	100.9	97.64
7556	100.62	98.77
7503	100.54	97.1
7505	100.68	97.39
7606	100.24	97.59
7653	100.2	98.45
7605	100.31	97.92
7604	100.6	98.69
7652	100.38	98.59
7603	100.77	99.17
7602	100.89	99.34
9501	97.89	95.44
9553	98.11	96.55
9651	98.39	96.51

Manhole Reference	Manhole Cover Level	Manhole Invert Level
6556	102.06	100.62
6501	101.83	99.58
6502	101.72	98.93
6551	101.7	99.94
6504	101.77	99.27
6552	100.81	99.01
6505	101.14	98.78
6554	101.68	100.36
6601	101.58	100.04
5654	106.58	105.5
6651	102.63	101.29
5602	103.87	101.74
6752	103.01	101.68
6753	104.29	102.57
5856	108.89	107.11
6801	108.99	106.85
5910	113.3	110.86
5956	113.34	110.98
6952	111.36	109.39
5959	117.47	111.62
6951	118.12	112.47
6901	118.93	116.1
5901	123.01	121.01
5951	122.9	121.25
5903	123.72	121.19
5953	123.73	121.87
5952	121.26	118.44
5904	121.73	120.08
5954	121.65	119.69
5905	119.81	117.24
5955	119.35	115.92
5962	121.18	119.03
5803	115.69	111.94
5902	121.45	118.55
5853	115.29	112.15
5909	120.69	116.59
5908	119.52	115.85
5961	119.31	116.23
5906	117.28	113.28
5958	117.02	111.31
5960	117.6	114.14
5957	114.36	111.16
5907	117.54	114.36
5753	105	103.29
5751	108.5	107.01
5752	107.55	105.27
5854	113.44	112.37
5801	116.49	113.11
5851	116.46	113
5855	112.71	111.21
5852	119.34	116.04
5802	119.3	116.79
5651	105.96	104.48
5653	104.02	102.5
5652	104.57	103.27
5551	102.8	101.55
5601	104.08	101.78
5501	103	100.56

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Asset Location Search Sewer Map - ALS/ALS Standard/2011_2136537

SP4541NW

The width of the displayed area is 500m and the centre of the map is located at OS coordinates 445250,241750

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Manhole Reference	Manhole Cover Level	Manhole Invert Level
0701	102.44	100.55
1752	102.43	100.37
1753	101.52	99.34
2501	96.93	91.58
1501	96.79	92.39
0501	97.04	93.23
0602	99.03	97.18
0652	99.04	97.49
0651	100.65	98.86
0601	100.78	98.61
1751	102.73	101.35
3501	94.07	89.35
4501	93.98	88.96
4502	93.74	88.42
4754	93.01	91.91
4753	93.76	91.92
4794	n/a	n/a
4752	93.99	91.84
4751	93.67	91.14
3891	99.18	96.23
491A	n/a	n/a
491B	n/a	n/a
2850	n/a	n/a
-	-	-
391A	n/a	n/a

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ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

Foul: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.

Surface Water: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.

Combined: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.

Trunk Surface Water

Trunk Foul

Storm Relief

Trunk Combined

Vent Pipe

Bio-solids (Sludge)

Proposed Thames Surface Water Sewer

Proposed Thames Water Foul Sewer

Gallery

Foul Rising Main

Surface Water Rising Main

Combined Rising Main

Sludge Rising Main

Proposed Thames Water Rising Main

Vacuum

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

Air Valve

Dam Chase

Fitting

Meter

Vent Column

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

Control Valve

Drop Pipe

Ancillary

Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

Outfall

Undefined End

Inlet

Other Symbols

Symbols used on maps which do not fall under other general categories

Public/Private Pumping Station

Change of characteristic indicator (C.O.C.I.)

Invert Level

Summit

Areas

Lines denoting areas of underground surveys, etc.

Agreement

Operational Site

Chamber

Tunnel

Conduit Bridge

Other Sewer Types (Not Operated or Maintained by Thames Water)

Foul Sewer

Surface Water Sewer

Combined Sewer

Gulley

Culverted Watercourse

Proposed

Abandoned Sewer

Notes:

1) All levels associated with the plans are to Ordnance Datum Newlyn.

2) All measurements on the plans are metric.

3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.

4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

5) 'na' or '0' on a manhole level indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in milimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Searches on 0118 925 1504.

Asset Location Search Water Map - ALS/ALS Standard/2011_2136537

SP4441SE

The width of the displayed area is 500m and the centre of the map is located at OS coordinates 444750,241250

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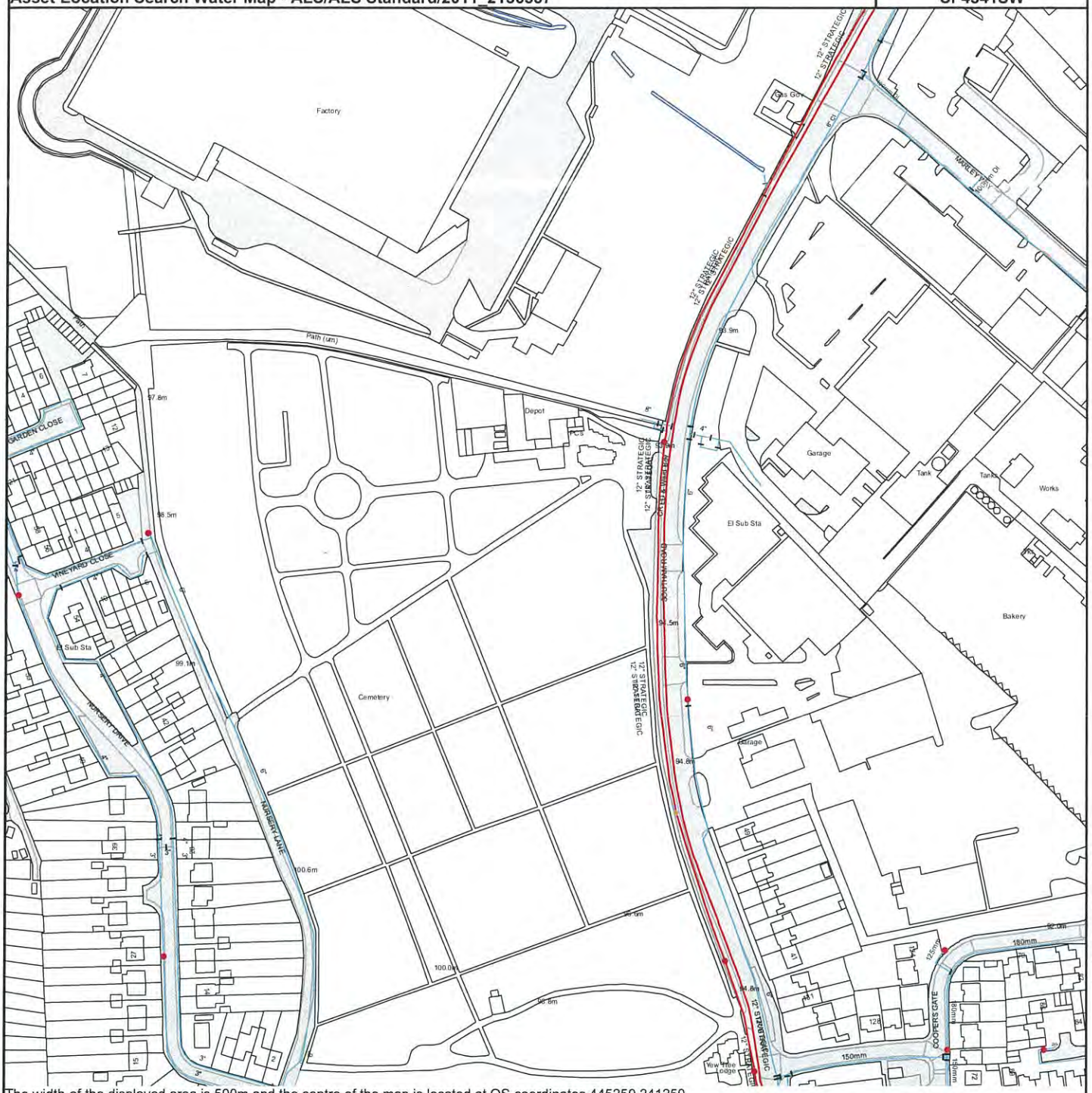
Asset Location Search Water Map - ALS/ALS Standard/2011_2136537

SP4541SW



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 445250,241250

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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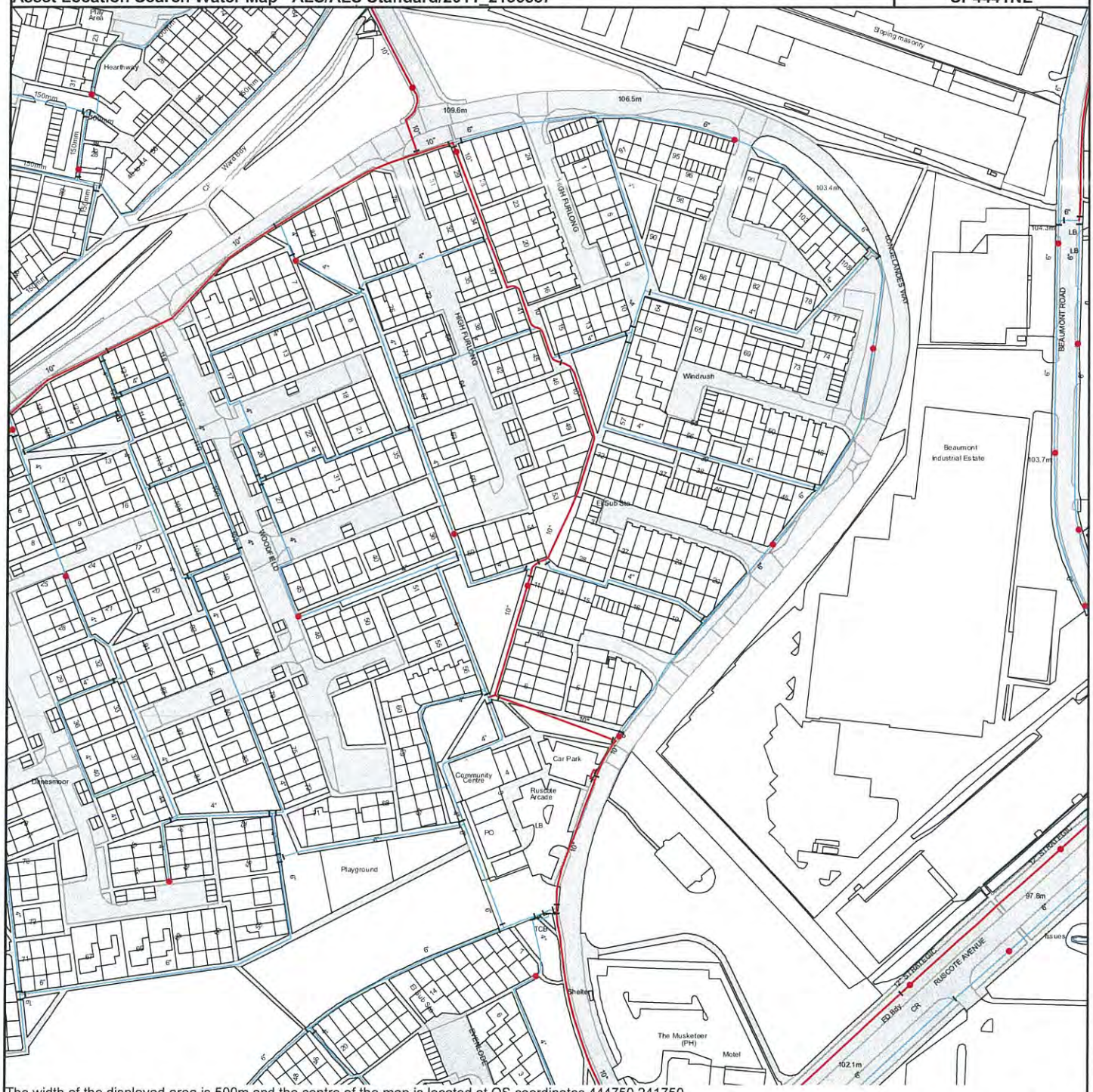
Asset Location Search Water Map - ALS/ALS Standard/2011_2136537

SP4441NE



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 444750,241750

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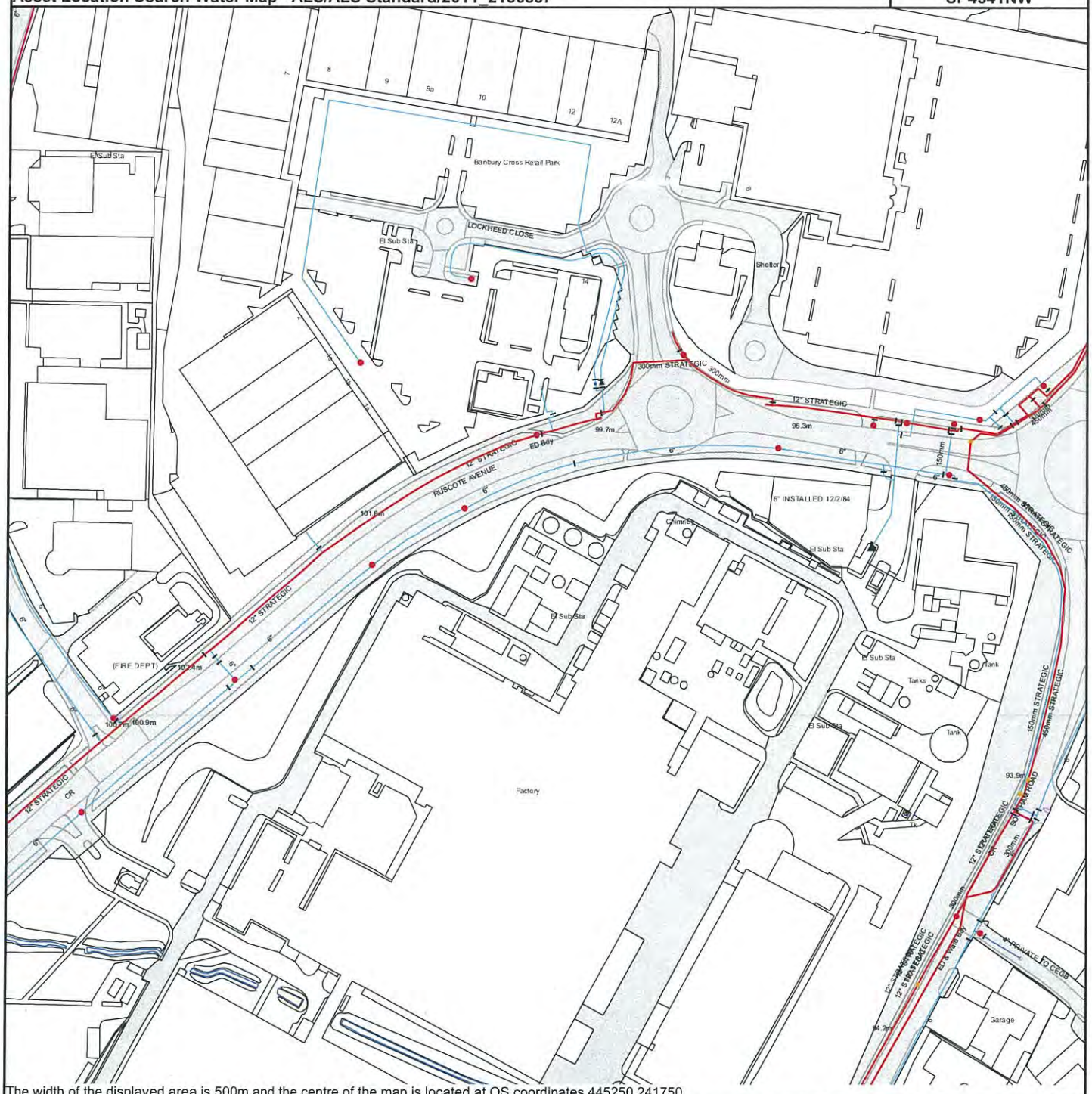
Asset Location Search Water Map - ALS/ALS Standard/2011_2136537

SP4541NW



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ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

4"

Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.

16"

Trunk Main: A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.

3" SUPPLY

Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.

3" FIRE

Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.

3" METERED

Metered Pipe: A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.

Transmission Tunnel: A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.

Proposed Main: A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

Hydrants

- Single Hydrant

Meters

- Meter

End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

Operational Sites

- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

Other Symbols

- Data Logger

Other Water Pipes (Not Operated or Maintained by Thames Water)

Other Water Company Main: Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.

Private Main: Indiates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL`s terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0845 9200 800.

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to him at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to WaterVoice Thames on 0845 758 1658 (it will cost you the same as a local call) or write to them at 4th Floor (South), High Holborn House, 52-54 High Holborn, London WC1V 6RL.

Ways to pay your bill

By Post – Cheque only, made payable to 'Thames Water Utilities Ltd' writing your Thames Water account number on the back. Please fill in the payment slip below and send it with your cheque to Thames Water Utilities Ltd., PO Box 223, Swindon SN38 2TW	**By BACS Payment** direct to our bank on account number 90478703, sort code 60-00-01 may be made. A remittance advice must be sent to Thames Water Utilities Ltd., PO Box 223, Swindon SN38 2TW. Or fax to 01793 424599 or email: cashoperations@thameswater.co.uk	**Telephone Banking** By calling your bank and quoting your invoice number and the Thames Water's bank account number 90478703 and sort code 60-00-01	**By Swift Transfer** You may make your payment via SWIFT by quoting **NWBKGB2L** together with our bank account number 90478703, sort code 60-00-01 and invoice number

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.

Appendix E Surface Water Assessment

26004 South Road Banbury
Flood Risk Assessment
Surface Water Drainage Assessment
Date 21/02/2012

Prepared By ET
Reviewed By BU

Existing Catchments

	Catchment 1	Catchment 2	Catchment 3	Catchment 4	Catchment 5	Total Area
Area	0.079	0.066	2.11	0.321	0.628	3.204

Proposed Development

Impermeable area proposed site	4.35	ha
Roof area and service yards	2.35	ha
Car park	2	ha

Proposed Drainage Strategy

Proposed total impermeable area	4.35	ha
Proposed impermeable area to drain to watercourse unattenuated	3.20	ha
Residual proposed impermeable area to be drained at Greenfield runoff rate	1.15	ha

Greenfield Runoff Rates

Greenfield runoff rate calculated using ICP SuDS method

Summary of Greenfield Runoff Rates

Qbar	4	l/s/ha
Q1	3.4	l/s/ha
Q30	9.1	l/s/ha
Q100	12.8	l/s/ha

Allowable discharge rate calculated for 1.15ha:

Qbar	4.60	l/s
Q1	3.91	l/s
Q30	10.47	l/s
Q100	14.72	l/s

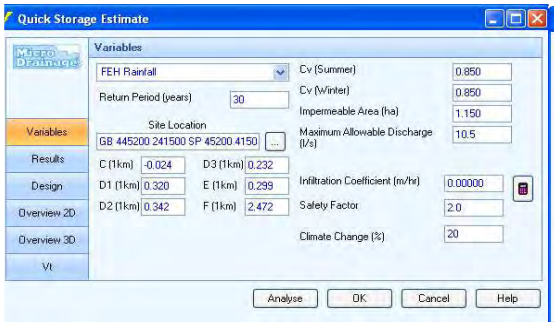
Qbar and Q 1 rates area too low to effectively control, therefore increase limiting discharge rate to 5l/s

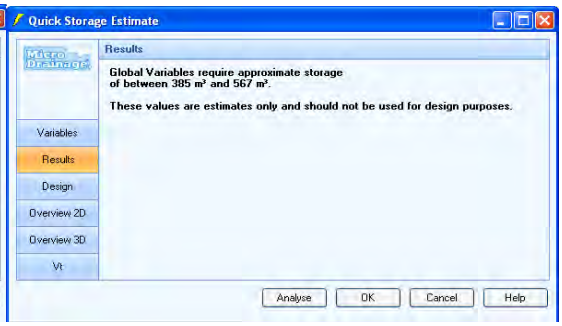
Quick Storage Estimates

Design Paramaters:

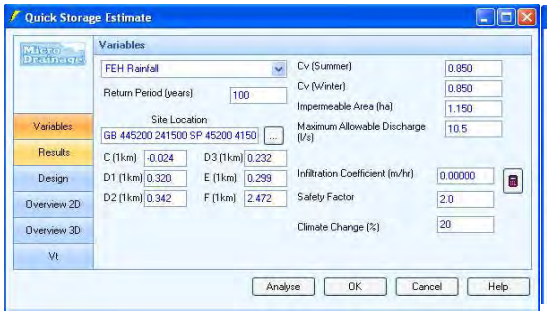
Rainfall Data	FEH
Climate Change	20%
Cv	0.85
Design Return Period	100 Years

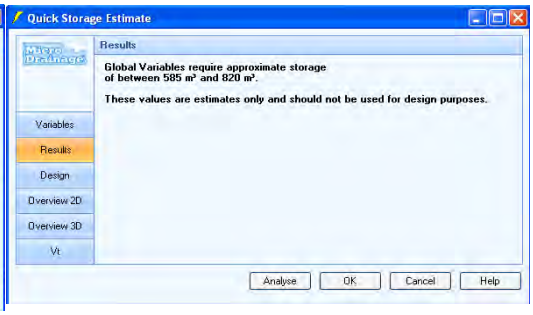
Limited to Greenfield Q30 rate - (10.465l/s) for 1 in 30 yr plus climate change rainfall event





Limited to Greenfield Q30 rate - (10.465l/s) for 1 in 100 yr plus climate change rainfall event





Summary of Results

Limiting to Q30	385	to	567	m3	Average Volume	476 m3
Limiting to Q100	585	to	820	m3	Average Volume	702.5 m3

Storage Design

The volume of underground storage required to be sized for events up to the 1 in 30 yr plus climate change storm event limited to the Q30 discharge rate
Therefore below ground storage tank to be sized to provided approximately 476 m3

Using Geocelluar modular units

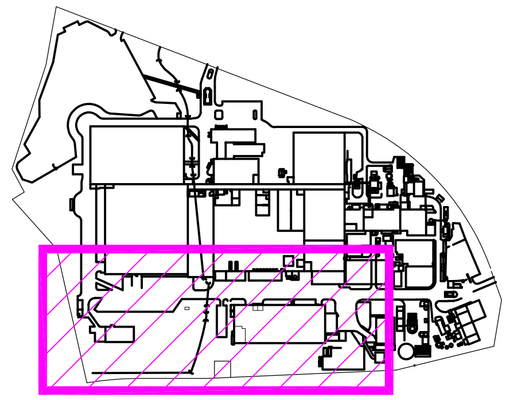
Thickness	0.4	m
Porosity	0.95	%
Area required	1253	m2

The underground storage will be located below the car park area

Cover required for installation below car park with occasional traffic by 2,500kg vehicle	0.8	m
Minimum depth to base of storage for proposed drainage network and S.W. outfalls	1.4	m
Therefore actual cover achived	1	m

Propose to store excess surface water runoff between the Q30 and Q100 flow rates for storm event with a return period greater than 1 in 30 years above ground
Therefore volume of water to be stored above ground 226.5 m3

Given that car park area drained is inexcess of 1ha, the maxim,um depth of storage will be less than kerb height



SITE LOCATION

Rev.	Drawing/Mod. Request No.	Date	Applicable Sheet No's	General Description	Drawn
A	–	06.08.08	–	FIRST ISSUE	SJH
B	–	11.08.08	–	Modified Fence	CR

Kraft Foods
Coffee Operations Banbury
Banbury, Oxon, OX16 2QU
Tel. No. (01295) 264433
Fax No. (01295) 271364

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Date : 06/08/2008
Drawn : SJH
Unit No : 7100

Title :
BANBURY SITE PLAN
BANBURY LAND PROPOSAL
SHOWING ORDANANCE SURVEY RESULTS

CAD File Ref. : CIV-SITE\7100
Drawing Number 23456-01
Rev. B
Scale 1:500
Sheet : 01 Of : 01
A1

Rev.	Drawing/Mod. Request No.	Date	Applicable Sheet No's	General Description	Drawn
A	2932	18.02.99	ALL	AS SURVEYED	V'DOR
B	–	06.02.03	6	SHEET 6 ADDED	SJH
C	5093	18.04.07	6	ADD M'HOLE 118	MED
D					

KRAFT

Kraft Foods
Coffee Operations Banbury

Banbury, Oxon, OX16 2QU
Tel. No. (01295) 264433
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Date : 18/02/1999

Drawn :

Unit No : 7100

Title :
SITE SERVICE LAYOUT
STORM WATER SYSTEM SURVEY
– SITE
D & M D/No.KR01/100 (Rev P3)

CAD File Ref. : CIV–SITE\7100

Drawing Number 21180–01

Rev. C

Scale 1:1000

Sheet : 01
Of : 06

A1